111.0	0002	0030.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	729,400 / 729,400
					USE VALUE:	729,400 / 729,400
					ASSESSED:	729,400 / 729,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		BERKELEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WESINGER ROSEMARIE/TRS
Owner 2:	WESINGER BERKELEY ST TRUST
Owner 3:	
Street 1:	33 BERKELEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WESINGER ROSEMARIE -
Owner 2:	-
Street 1:	33 BERKELEY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,959 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 2002 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5959.000	310,300		419,100	729,400
Total Card	0.137	310,300		419,100	729,400
Total Parcel	0.137	310,300		419,100	729,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.34 | /Parcel: 364.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 70657

GIS Ref

GIS Ref

Insp Date 11/12/18

!8636!

PREVIOUS ASSESSMENT

Parcel ID 111.0-0002-0030.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	310,200	0	5,959.	419,100	729,300	729,300	Year End Roll	12/18/2019
2019	101	FV	255,900	0	5,959.	413,200	669,100	669,100	Year End Roll	1/3/2019
2018	101	FV	255,900	0	5,959.	317,300	573,200	573,200	Year End Roll	12/20/2017
2017	101	FV	255,900	0	5,959.	299,400	555,300	555,300	Year End Roll	1/3/2017
2016	101	FV	255,900	0	5,959.	275,400	531,300	531,300	Year End	1/4/2016
2015	101	FV	241,800	0	5,959.	257,500	499,300	499,300	Year End Roll	12/11/2014
2014	101	FV	241,800	0	5,959.	237,100	478,900	478,900	Year End Roll	12/16/2013
2013	101	FV	241,800	0	5,959.	237,100	478,900	478,900		12/13/2012

PRINT

Date	Time
12/10/20	23:11:15

LAST REV

Date	Time
12/19/19	09:37:05

mmcmakin

8636

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WESINGER ROSEMA	49913-353		8/8/2007	Family	1	No	No		
WESINGER JAMES	12235-541		1/25/2001	Family		No	No		
	12235-541		6/5/1972		26,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/14/2013	198	Solar Pa	15,000					
9/7/1993	430	Manual	6,000					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
11/17/2008	Meas/Inspect	345	PATRIOT
2/3/2000	Meas/Inspect	197	PATRIOT
8/31/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	70657
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5959		Sq. Ft.	Site		0	70.	1.00	6									419,141						419,100	

Total AC/HA: 0.13680 | Total SF/SM: 5959 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 419,141 | Spl Credit | Total: 419,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.27351546
Const Adj.:	1.00999999
Adj $ / SQ:	160.781
Other Features:	81703
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	421539
Depreciation:	111286
Depreciated Total:	310252

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

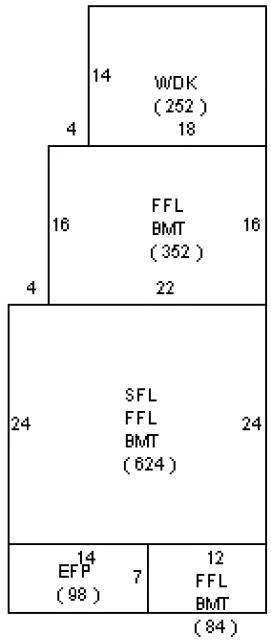
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

SKETCH



Sum Area By Label :
FFL = 1060
BMT = 1060
SFL = 624
WDK = 252
EFP = 98

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	160.78
Special Features:	0	Val/Su Net:	100.29
Final Total:	310300	Val/Su SzAd	184.26

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,060	57.640	61,099
FFL	First Floor	1,060	160.780	170,428
SFL	Second Floor	624	160.780	100,328
WDK	Deck	252	10.070	2,537
EFP	Enclos Porch	98	55.560	5,444

Net Sketched Area:	3,094	Total:	339,836
Size Ad	1684	Gross Are	3094	FinArea	2002
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

111.0-0002-0030.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	